

**CITY OF MASON
HISTORIC DISTRICT COMMISSION MEETING
MINUTES OF MAY 26, 2015**

Clinton called the meeting to order at 7:01 p.m. in the 2nd floor Training Room at 201 W. Ash Street, Mason, Michigan.

Commissioner(s) Present: Jewett, Clinton, Cummings, Mulvany, Schulien, Shattuck

Commissioner(s) Absent: Vogel

Also present: David E. Haywood, Zoning & Development Director

APPROVAL OF MINUTES

The Meeting Minutes of April 27, 2015 were approved as presented.

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

Jewett reported that he provided historic photos to the contractor that will be working on restoring the façade at 100 E. Ash St.

REGULAR BUSINESS

160 E. Ash St.

John and Mary Kelsey, owners of 160 E. Ash St., introduced themselves to the Commission. A lengthy discussion ensued with the Commission. Together the Kelsey's and Commissioners discussed the issue and made the following statements/comments relative to the proposed development project:

- The project involves two 22 foot wide lots
- The proposal is to demolish the existing structure at 160 E. Ash St. and build a three-story building with commercial (restaurant) on the first floor, three residential units on the second floor and one residential on the third floor, including terrace.
- The structure is listed as non-contributing in the Mason Main Street Façade Study
- They would not have asked for permission to demolish for a contributing building
- They are excited about what is happening in downtown
- They have roots in Mason and have raised a family here
- They don't take lightly the decision to demolish a building downtown
- By tearing down and rebuilding, they will be increasing density downtown
- They hope that this project will continue to attract people and new interest to Mason
- The property will provide a five-car covered parking
- There will be a separation of approximately 44-66 feet between the proposed building and the house at the corner of Ash and Barnes
- No basement is proposed at this time
- The proposed development is compliant with zoning
- There will be a green roof
- They plan to incorporate the "root" building marker from the existing building into the proposed building
- They hope to complete the project in one to two years

Mr. Kelsey addressed the criteria for approval in Section 31-5(e) of the Mason Code:

- The structure is non-contributing
- The project will be an anchor to the block, similar to the Lawrence Building at the opposite corner
- The structure will give substance to street
- They are not trying to recreate or mimic historic building design
- They are trying to compliment the resources in the District
- The building provides uniform lines of mass in line with nearby buildings relative to windows, cornices, base, middle, cornice, etc.
- The building will have a recessed entry at street level
- They plan to use a brick that looks aged

Motion by Mulvany, second by Cummings,
To approve the building demolition and reconstruction proposal for 160 East Ash Street as submitted by John and Mary Kelsey based on the application received on May 20, 2015, on the basis that it is consistent with the standards listed in Section 31-5(e) of the Mason Code.
MOTION APPROVED UNANIMOUSLY

Historic Resource Inventory

Jewett reported that there was nothing new to report, but will email the Commission with updates.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CORRESPONDENCE

None.

LIAISON REPORTS

Mulvany gave a brief report of the City Council business.

ADMINISTRATOR'S REPORT

Haywood gave a brief report of the Zoning & Development Department business.

ADJOURNMENT

Being there was no further business, the meeting adjourned at approximately 7:34 p.m.

Deborah J. Cwierniewicz, City Clerk